
Table of Contents

Acknowledgments
Table of Contents

1. Introduction	
Planning an Inclusive City	1-1
The Comprehensive Plan's Legal Basis, Role and Content	1-4
How This Plan Was Prepared	1-10
How to Use the Comprehensive Plan.....	1-12
2. Framework Element	
Overview.....	2-1
2-1.0 The Forces Driving Change	2-2
2-2.0 Looking Forward: Growth Forecasts	2-11
2-3.0 From Vision to Reality: Guiding Principles	2-18
2-4.0 Putting It All Together	2-24
3. Land Use Element	
Overview.....	3-1
LU-1.0 Shaping the City	3-8
LU-2.0 Creating and Maintaining Successful Neighborhoods	3-22
LU-3.0 Balancing Competing Demands for Land.....	3-34
4. Transportation Element	
Overview.....	4-1
T-1.0 Linking Land Use and Transportation	4-4
T-2.0 Multi-Modal Transportation Choices	4-11
T-3.0 Transportation System Efficiency and Management	4-29
T-4.0 Safety and Security	4-36
5. Housing Element	
Overview.....	5-1
H-1.0 Homes for an Inclusive City	5-6
H-2.0 Housing Conservation: Retaining Our Housing Stock.....	5-18
H-3.0 Home Ownership and Access	5-22
H-4.0 Housing those with Special Needs	5-25
6. Environmental Protection Element	
Overview.....	6-1
E-1.0 Protecting Natural and Green Areas	6-2
E-2.0 Conserving Natural Resources	6-11
E-3.0 Promoting Environmental Sustainability	6-16
E-4.0 Reducing Environmental Hazards	6-20
E-5.0 Environment, Education, and the Economy.....	6-34
7. Economic Development Element	
Overview.....	7-1
ED-1.0 Defining our Economic Future.....	7-3
ED-2.0 The Spatial Impacts of the Job Market.....	7-12
ED-3.0 Supporting the Neighborhood Business Environment	7-22
ED-4.0 Increasing Access to Employment	7-27

Table of Contents

8. Parks, Recreation and Open Space Element	
Overview.....	8-1
PROS-1.0 Park Planning and Land Management.....	8-2
PROS-2.0 Recreational Facilities	8-11
PROS-3.0 Open Space Networks	8-17
PROS-4.0 Maximizing Our Assets	8-26
9. Urban Design Element	
Overview.....	9-1
UD-1.0 Toward A Stronger Civic Identity.....	9-2
UD-2.0 Creating Great Places	9-14
UD-3.0 Improving the Public Realm	9-22
UD-4.0 Making Great Design Matter	9-29
10. Historic Preservation Element	
Overview.....	10-1
HP-1.0 Recognizing Historic Properties	10-3
HP-2.0 Protecting Historic Properties.....	10-14
HP-3.0 Capitalizing on Historic Properties	10-24
11. Community Services and Facilities Element	
Overview.....	11-1
CSF-1.0 Ensuring Adequate Community Services and Facilities	11-2
CSF-2.0 Health and Human Services	11-6
CSF-3.0 Libraries and Information Services	11-11
CSF-4.0 Public Safety and Emergency Preparedness	11-14
12. Educational Facilities Element	
Overview.....	12-1
EDU-1.0 K-12 School Facility Planning	12-2
EDU-2.0 Schools as Community Anchors	12-14
EDU-3.0 Colleges and Universities	12-16
13. Infrastructure Element	
Overview.....	13-1
IN-1.0 Drinking Water	13-2
IN-2.0 Wastewater and Stormwater Systems	13-7
IN-3.0 Solid Waste	13-11
IN-4.0 Telecommunications.....	13-14
IN-5.0 Energy Infrastructure	13-16
IN-6.0 Infrastructure and New Development.....	13-18
14. Arts and Culture Element	
Overview.....	14-1
AC-1.0 Creating and Enhancing Arts and Cultural Facilities.....	14-2
AC-2.0 Making Art More Visible	14-5
AC-3.0 Arts and the Economy.....	14-7

Table of Contents

AREA ELEMENTS

15. Anacostia Waterfront

Overview.....	15-1
AW-1.1 Guiding Growth and Neighborhood Conservation	15-10
AW-1.2 Conserving and Enhancing Community Resources.....	15-13
AW-2.0 Policy Focus Areas.....	15-15
AW-2.1 Southwest Waterfront.....	15-15
AW-2.2 South Capitol Street/Buzzard Point.....	15-18
AW-2.3 Near Southeast.....	15-21
AW-2.4 Poplar Point	15-24
AW-2.5 Reservation13/RFK Stadium (Hill East Waterfront)	15-27
AW-2.6 Kenilworth-Parkside.....	15-29

16. Capitol Hill

Overview.....	16-1
CH-1.1 Guiding Growth and Neighborhood Conservation	16-13
CH-1.2 Conserving and Enhancing Community Resources	16-16
CH-2.0 Policy Focus Areas	16-19
CH-2.1 H Street/Benning Road	16-19
CH-2.2 Pennsylvania Avenue SE Corridor.....	16-24
CH-2.3 US Capitol Perimeter	16-27

17. Central Washington

Overview.....	17-1
CW-1.1 Guiding Growth and Neighborhood Conservation	17-14
CW-1.2 Conserving and Enhancing Community Resources.....	17-21
CW-2.0 Policy Focus Areas.....	17-24
CW-2.1 Metro Center/Retail Core	17-24
CW-2.2 Gallery Place/Penn Quarter	17-28
CW-2.3 Chinatown	17-30
CW-2.4 Mount Vernon District.....	17-32
CW-2.5 Downtown East/Judiciary Square	17-35
CW-2.6 Golden Triangle/K Street.....	17-37
CW-2.7 L'Enfant Plaza/Near Southwest	17-39
CW-2.8 NOMA and Northwest One	17-40

18. Far Northeast and Southeast

Overview.....	18-1
FNS-1.1 Guiding Growth and Neighborhood Conservation	18-10
FNS-1.2 Conserving and Enhancing Community Resources	18-13
FNS-2.0 Policy Focus Areas	18-14
FNS-2.1 Minnesota/ Benning Business District.....	18-14
FNS-2.2 Deanwood	18-17
FNS-2.3 Capitol Gateway Estates/ Northeast Boundary	18-19
FNS-2.4 Benning Road Metro Station Area	18-20
FNS-2.5 Marshall Heights/ Benning Ridge.....	18-21
FNS-2.6 Pennsylvania Avenue Southeast	18-22
FNS-2.7 Skyland	18-23

Table of Contents

19. Far Southeast/Southwest	
Overview.....	19-1
FSS-1.1 Guiding Growth and Neighborhood Conservation	19-11
FSS-1.2 Conserving and Enhancing Community Resources	19-14
FSS-2.0 Policy Focus Areas.....	19-15
FSS-2.1 Historic Anacostia.....	19-16
FSS-2.2 St Elizabeths Hospital Campus	19-19
FSS-2.3 Barry Farm, Hillsdale and Fort Stanton.....	19-20
FSS-2.4 Congress Heights Metro Station	19-22
FSS-2.5 Congress Heights Commercial District	19-22
FSS-2.6 Bellevue/Washington Highlands	19-23
FSS-2.7 DC Village	19-25
20. Mid-City	
Overview.....	20-1
MC-1.1 Guiding Growth and Neighborhood Conservation	20-12
MC-1.2 Conserving and Enhancing Community Resources	20-14
MC-2.0 Policy Focus Areas	20-16
MC -2.1 Georgia Avenue Corridor	20-16
MC -2.2 14 th Street Corridor/Columbia Heights	20-19
MC -2.3 U Street/Uptown	20-22
MC -2.4 18 th Street/Columbia Road	20-24
MC -2.5 Mount Pleasant Street	20-27
MC -2.6 McMillan Sand Filtration Site	20-28
MC -2.7 North Capitol Street/Florida/New York Avenue Business District	20-30
21. Near Northwest	
Overview.....	21-1
NNW-1.1 Guiding Growth and Neighborhood Conservation.....	21-14
NNW-1.2 Conserving and Enhancing Community Resources.....	21-17
NNW-2.0 Policy Focus Areas	21-19
NNW -2.1 Shaw/Convention Center Area	21-19
NNW -2.2 Dupont Circle	21-24
NNW -2.3 14 th Street/Logan Circle.....	21-26
NNW -2.4 Georgetown Waterfront	21-27
NNW -2.5 Foggy Bottom/West End.....	21-28
22. Rock Creek East	
Overview.....	22-1
RCE-1.1 Guiding Growth and Neighborhood Conservation.....	22-14
RCE-1.2 Conserving and Enhancing Community Resources	22-17
RCE-2.0 Policy Focus Areas	22-19
RCE -2.1 Takoma Central District	22-19
RCE -2.2 Georgia Avenue – Petworth Metro Station Area	22-22
RCE -2.3 Upper Georgia Avenue NW/Walter Reed.....	22-24
RCE -2.4 Kennedy Street, NW	22-26
RCE -2.5 Armed Forces Retirement Home/Irving Street Hospital Campus	22-28

Table of Contents

23. Rock Creek West	
Overview.....	23-1
RCW-1.1 Guiding Growth and Neighborhood Conservation.....	23-12
RCW -1.2 Conserving and Enhancing Community Resources.....	23-16
RCW -2.0 Policy Focus Areas.....	23-19
RCW -2.1 Connecticut Avenue Corridor	23-19
RCW -2.2 Wisconsin Avenue Corridor	23-22
24. Upper Northeast	
Overview.....	24-1
UNE-1.1 Guiding Growth and Neighborhood Conservation	24-11
UNE -1.2 Conserving and Enhancing Community Resources.....	24-14
UNE -2.0 Policy Focus Areas.....	24-17
UNE -2.1 Northeast Gateway.....	24-17
UNE -2.2 Lower Bladensburg Road/ Hechinger Mall.....	24-19
UNE -2.3 New York Avenue Corridor/ Brentwood.....	24-21
UNE -2.4 Upper Bladensburg Road and Fort Lincoln	24-23
UNE -2.5 Rhode Island Avenue-Brentwood Metro Station and Corridor	24-24
UNE -2.6 Brookland/ CUA Metro Station Area.....	24-26
UNE -2.7 Fort Totten Metro Station Area	24-27
IMPLEMENTATION	
25. Implementation	
Overview.....	25-1
25-1.0 Administration of the Planning Process	25-2
25-2.0 Strengthening the Linkages to Capital Programming & Zoning	25-7
25-3.0 Monitoring, Evaluating, and Amending the Comprehensive Plan.....	25-8

Table of Contents

LIST OF MAPS	Page
1.1: Area Element Map	1-9
3.1: Existing Land Use 2005	3-3
3.2: Population Density	3-6
3.3: Employment Density	3-7
3.4: Large Sites	3-14
3.5: Great Streets and Transit Stations	3-19
3.6: Colleges Universities and Hospitals	3-38
3.7: Locations of Group Homes	3-43
3.8: Federal Lands, 2005	3-47
4.1: Metrorail System	4-12
4.2: Proposed Transit Corridors	4-16
4.3: Bicycle Routes and Trails	4-21
4.4: Roadway System by Functional Classification	4-25
5.1: 2000-2005 Housing Development by Neighborhood Typology	5-4
6.1: Existing Tree Cover in the District and Region	6-3
6.2: Watersheds, Waterways, and Wetlands in the District and Region	6-6
6.3: Steep Slopes and Areas Subject to Tree-Slope Overlays	6-9
8.1: Location of District Parks	8-6
8.2: Recreation Areas and Service Area Gaps	8-13
9.1: Prominent Topographic Features of Washington	9-7
9.2: Boulevards and Gateways	9-10
10.1: Historic Districts	10-9
10.2: Historic Structures	10-11
10.2-A: Existing Landmark Structures and Sites	10-12
11.1: DCPL Sites	11-12
11.2: Police Stations, Police Districts, and Police Service Areas	11-16
11.3: Fire Station Locations	11-18
12.1: Locations of DCPS Schools	12-3
12.2: Locations of Public Charter Schools	12-7
12.3: Locations of Private Schools	12-10
12.4: Locations of Universities	12-17
13.1: Trash Transfer Stations in the District of Columbia	13-13
15.1: Anacostia Waterfront Policy Focus Areas	15-17
16.1: Capitol Hill Policy Focus Areas	16-21
17.1: Central Washington Policy Focus Areas	17-25
18.1: Far Northeast Southeast Policy Focus Areas	18-15
19.1: Far Southeast Southwest Policy Focus Areas	19-17
20.1: Mid-City Policy Focus Areas	20-17
21.1: Near Northwest Policy Focus Areas	21-20
22.1: Rock Creek East Policy Focus Areas	22-20
23.1: Rock Creek West Policy Focus Areas	23-20
24.1: Upper Northeast Policy Focus Areas	23-16



Table of Contents

LIST OF FIGURES	Page
1.1: The Family of Plans	1-6
2.1: Population change by Neighborhood Cluster, 1980-2000	2-3
2.2: Unemployment in 2002	2-4
2.3: Persons 25 and Older Without College Degrees in 2000.....	2-4
2.4: Poverty Rate in 2000.....	2-4
2.5: Land Use Distribution, 2005.....	2-5
2.6: Housing Development Activity, 2000-2005.....	2-6
3.1: Planning Area Boundaries	3-4
3.2: Downtown Subareas	3-12
4.1: Destination of Work Trips Originating in Each of District's 10 Planning Areas.....	4-9
4.2: Origin of Work Trips with Destinations in the District.....	4-10
4.3: Existing District Traffic Volumes, 2003	4-26
5.1: Annual Percent Change in DC Housing Values, 1990-2005	5-2
5.2: Targeted Distribution of New Affordable Units by Income Group.....	5-11
5.3: Distribution of Housing by Number of Bedrooms, 2000.....	5-13
6.1: Exceedances of the Federal 8-Hour Ozone Standard, 1995-2005	6-22
7.1: Employment in the District	7-2
7.2: Components of Federal Spending, Washington Metro Area, 1983-2004	7-9
7.3: Unemployment Rate and Total Unemployment, 1978-2004.....	7-28
8.1: Recreation Centers per 1,000 Residents.....	8-12
8.2: Parkland Open Space, DC Compared to Other Cities.....	8-18
8.3: Overview of Proposed Anacostia Waterfront Park Recommendations	8-22
9.1: Typical DC Irregular Spaces	9-4
9.2: Plan of L'Enfant Reservations.....	9-4
9.3: Discouraging Alley and Street Closings within L'Enfant Plan Area	9-5
9.4: Street Sections Indicating Height Act Regulations	9-5
9.5: Discouraged and Encouraged Preservation of River View Corridors in Waterfront Development.....	9-9
9.6: Extending Neighborhood Street Grids to Waterfront	9-10
9.7: Consistent Street Wall and Trees Framing Monumental Views	9-13
9.8: Superblock vs. Fine-Grain Street and Development Patterns	9-16
9.9: Scale Transitions at Downtown Edges to Residential Areas	9-16
9.10: Complimentary Massing in Historic Districts and Areas of Strong Architectural Character	9-18
9.11: Neighborhood Center Concept	9-18
9.12: Façade Articulation	9-19
9.13: Breaking Up Massing of Development on Lots Larger than Prevailing Neighborhood Lot Size	9-19
9.14: Parking Lot Location Behind Buildings Rather than in Front.....	9-20
9.15: Strategy for Concealing Above-Ground Parking Garages with Active "Liner" Uses.....	9-20
9.16: Large Site Planning Principles.....	9-21
9.17: Desirable Ground Floor Retail Configuration.....	9-24
10.1: Designation Criteria for Historic Landmarks and Districts	10-7
12.1: Public School Enrollment Trends in the District.....	12-6
12.2: Daily Migration of Students from Home to Out-of-Boundary Schools	12-12



Table of Contents

LIST OF FIGURES, continued	Page
12.3: DCPS Enrollment Projections, 2006-2013(excluding charters).....	12-13
12.4: Transformation Schools Initiative Facilities.....	12-15
13.1: Washington Aqueduct System.....	13-3
13.2: WASA Water Service Distribution Zones	13-5
13.3: Combined Sewer System Area.....	13-10
14.1: Arts Districts, 2006	14-4
15.1: Land Use Composition in the Anacostia Waterfront Area	15-4
16.1: Land Use Composition in the Capitol Hill Area.....	16-5
17.1: Land Use Composition in the Central Washington Area	17-5
18.1: Land Use Composition in the Far Northeast and Southeast Area.....	18-3
19.1: Land Use Composition in the Far Southeast/Southwest Area.....	19-4
20.1: Land Use Composition in the Mid-City Area.....	20-4
21.1: Land Use Composition in the Near Northwest Area	21-5
22.1: Land Use Composition in the Rock Creek East Area.....	22-4
23.1: Land Use Composition in the Rock Creek West Area	23-4
24.1: Land Use Composition in the Upper Northeast Area.....	24-4



Table of Contents

LIST OF TABLES.....	Page
2.1: Vacant and Underutilized Lands Citywide	2-12
2.2: Population, Household and Job Forecasts, 2005-2025	2-13
2.3: Projected Distribution of Household Growth by Planning Area	2-17
2.4: Projected Distribution of Job Growth by Planning Area	2-17
3.1: Acres of Existing Land Use by Planning Area, 2005	3-4
3.2: Large Sites	3-13
4.1: Transportation Assets of the District	4-2
4.2: Summary of Major Action Projects, 2030 Transportation Vision Plan	4-3
4.3: Mode Choice for Inbound Trips to the District's Planning Areas	4-11
4.4: Existing Roadway System Functional Classification	4-24
5.1: District's Housing Stock, 2000	5-2
5.2: New Privately Owned Housing Units Authorized.....	5-2
5.3: Migration In and Out of the District, 1995-2000	5-5
5.4: Major Housing Programs in the District	5-9
7.1: 20 Largest Private-Sector Industries, 2004.....	7-4
7.2: High Growth Industries, District of Columbia, 1999-2004.....	7-6
7.3: Top 15 Projected High Growth Industries, DC, 2002-2012	7-6
7.4: Federal Procurement by Area and Type, FY 2003	7-9
8.1: Park Classification System.....	8-5
8.2: Trail Improvements, Bicycle Master Plan.....	8-25
10.1: Listing of Historic Districts.....	10-10
11.1: Branch Libraries: Number per 1000 Population, Selected Cities.....	11-13
13.1: Current and Projected Water Demands, WASA Service Area	13-4
15.1: Anacostia Waterfront at a Glance	15-6
15.2: Policy Focus Areas Within and Adjacent to Anacostia Waterfront	15-16
16.1: Capitol Hill at a Glance.....	16-6
16.2: Policy Focus Areas Within and Adjacent to Capitol Hill.....	16-16
17.1: Central Washington at a Glance	17-7
17.2: Policy Focus Areas Within and Adjacent to Central Washington	17-24
18.1: Far Northeast and Southeast at a Glance	18-5
18.2: Policy Focus Areas Within and Adjacent to Far Northeast Southeast.....	18-14
19.1: Far Southeast/Southwest at a Glance	19-6
19.2: Policy Focus Areas Within and Adjacent to Far Southeast Southwest	19-16
20.1: Mid-City at a Glance.....	20-6
20.2: Policy Focus Areas Within and Adjacent to Mid-City.....	20-16
21.1: Near Northwest at a Glance.....	21-7
21.2: Policy Focus Areas Within and Adjacent to Near Northwest.....	21-21
22.1: Rock Creek East at a Glance.....	22-6
22.2: Policy Focus Areas Within and Adjacent to Rock Creek East.....	22-21
23.1: Rock Creek West at a Glance.....	23-6
23.2: Policy Focus Areas Within and Adjacent to Rock Creek West	23.21
24.1: Upper Northeast at a Glance	24-6
24.2: Policy Focus Areas Within and Adjacent to Upper Northeast.....	24.17
25.1: Action Planning	25-13

